

UNIVERSITY COMMUNITY BUILT ENVIRONMENT

2000 Census	Ravenna	University District Northwest	University Campus
Housing Units	1,395	5,044	212
Owner Occupied	104	371	-
Renter Occupied	1,236	4,460	211
Vacant Housing Units	55	213	1
Average HH Size	1.79	1.82	1.84
Owner Occupied	3.93	1.61	
Renter Occupied	1.61	1.83	1.84
Median Contract Rent	\$681	\$624	\$657
Median House Value	\$278,947	\$331,579	

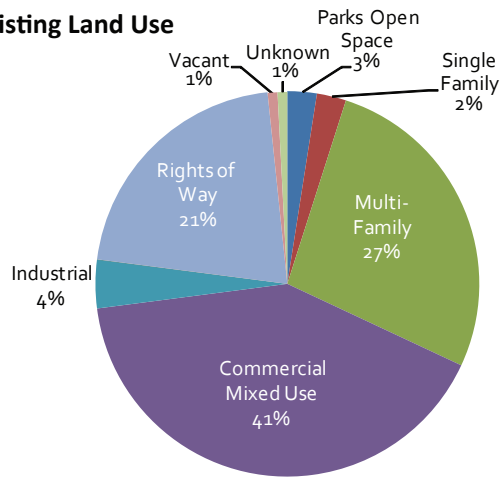
*SF-3 block group estimates

Current Densities as of 2007	Ravenna	University District Northwest	University Campus
Gross Acres	123	287	342
Housing Units/Acre	11.30	18.90	0.70
Population/Acre	35.00	38.20	11.80
Jobs/Acre	21.80	21.30	74.30

Source for density information: DPD
(Comprehensive Planning section)

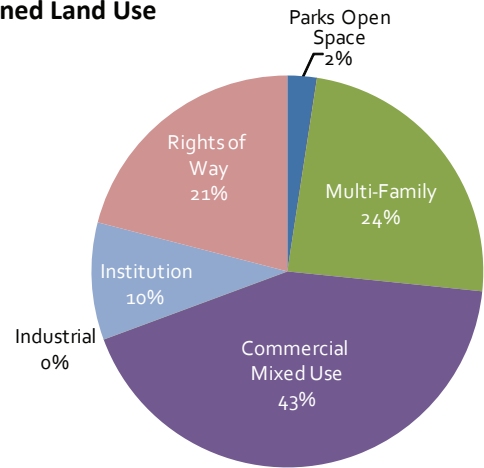
Ravenna

Existing Land Use



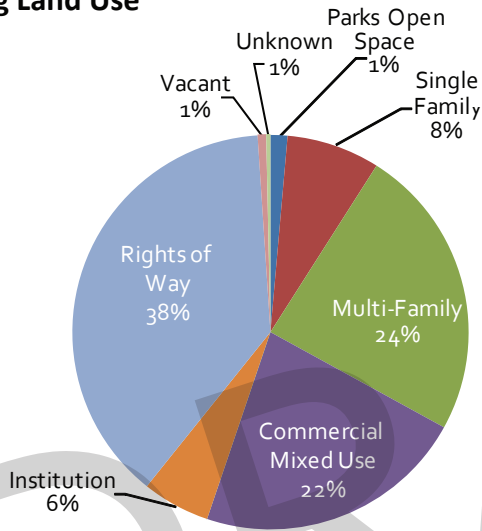
Ravenna

Zoned Land Use



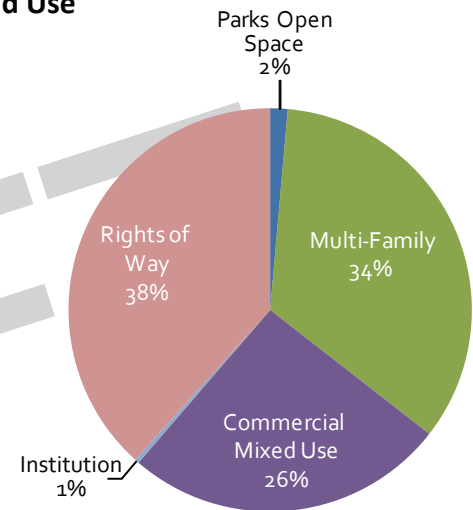
University District Northwest

Existing Land Use



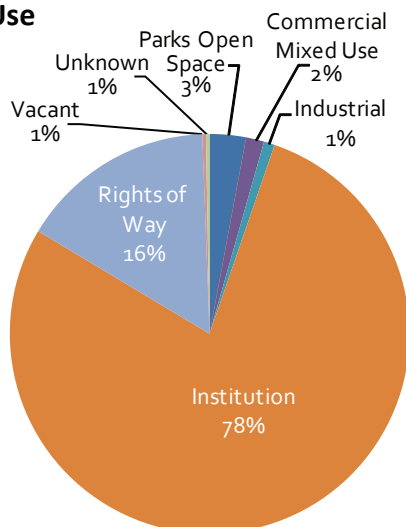
University District Northwest

Zoned Land Use



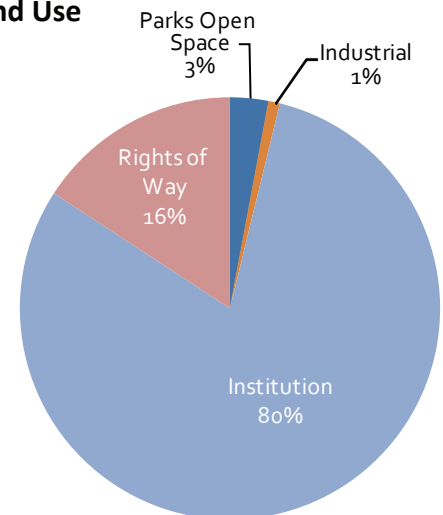
University Campus

Existing Land Use



University Campus

Zoned Land Use

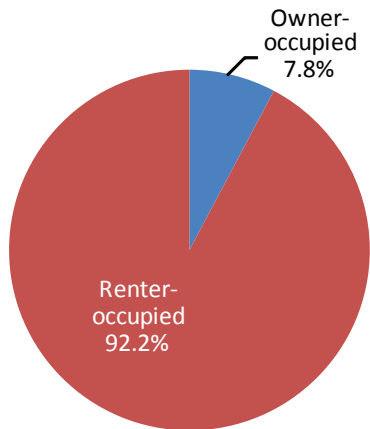


Source for land use information:
DPD (Comprehensive Planning section)

Ravenna

Renter/Owner Occupied

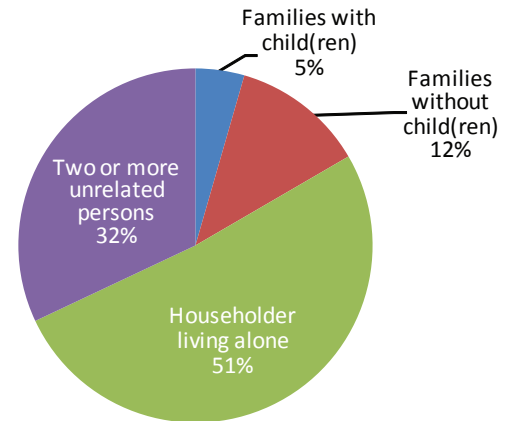
for all occupied housing units



Ravenna

Household Types

for all households

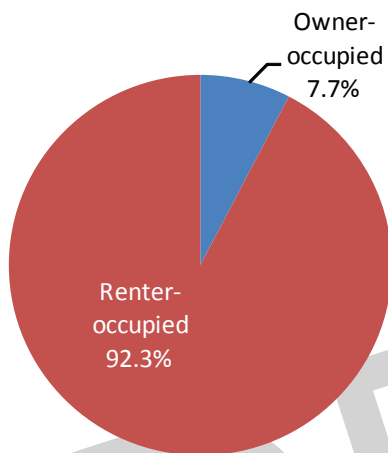


Note: "Children" refers to related children under 18 years of age

University District Northwest

Renter/Owner Occupied

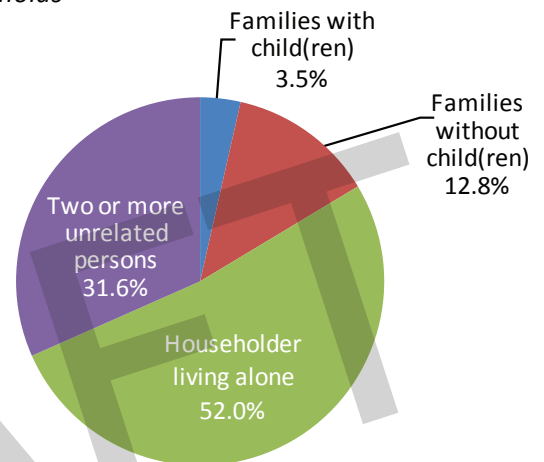
for all occupied housing units



University District Northwest

Household Types

for all households

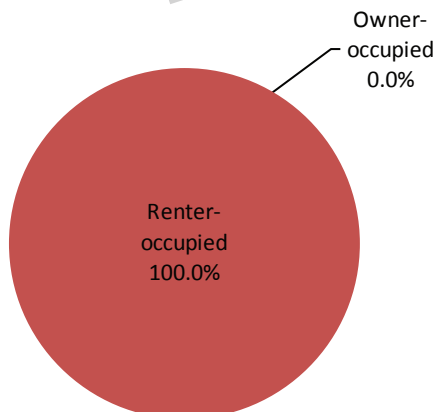


Note: "Children" refers to related children under 18 years of age

University Campus

Renter/Owner Occupied

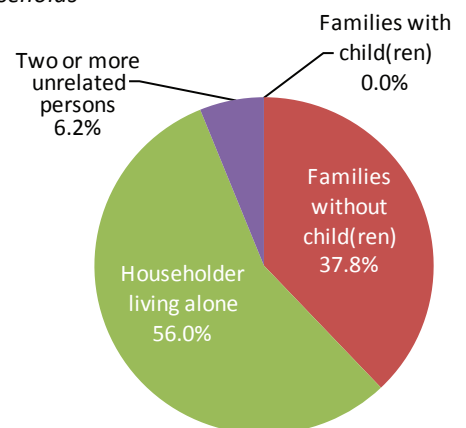
for all occupied housing units



University Campus

Household Types

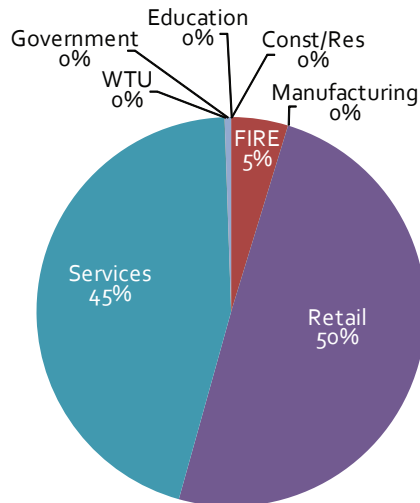
for all households



Note: "Children" refers to related children under 18 years of age

Ravenna

2007 Employment by Sector



Related Plans

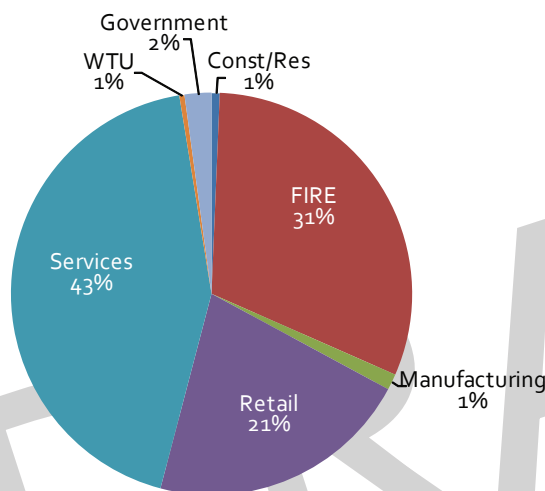
- Seattle Comprehensive Plan: [http://www.seattle.gov/dpd/Planning/Seattle's Comprehensive Plan/ComprehensivePlan/default.asp](http://www.seattle.gov/dpd/Planning/Seattle's%20Comprehensive%20Plan/ComprehensivePlan/default.asp)
- University Neighborhood Plan: <http://www.seattle.gov/neighborhoods/npi/matrices.htm>
- University Community & Design Guideline: [http://www.seattle.gov/dpd/Planning/Design_Review_Program/Applicants Toolbox/Design Guidelines/DPD_001604.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Applicants_Toolbox/Design_Guidelines/DPD_001604.asp)

Web Links

- Department of Planning and Development: <http://www.seattle.gov/dpd/>

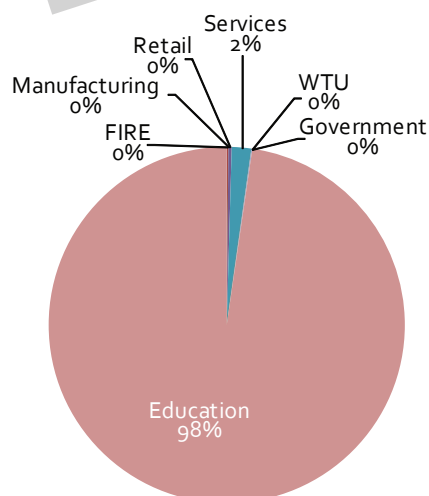
University District Northwest

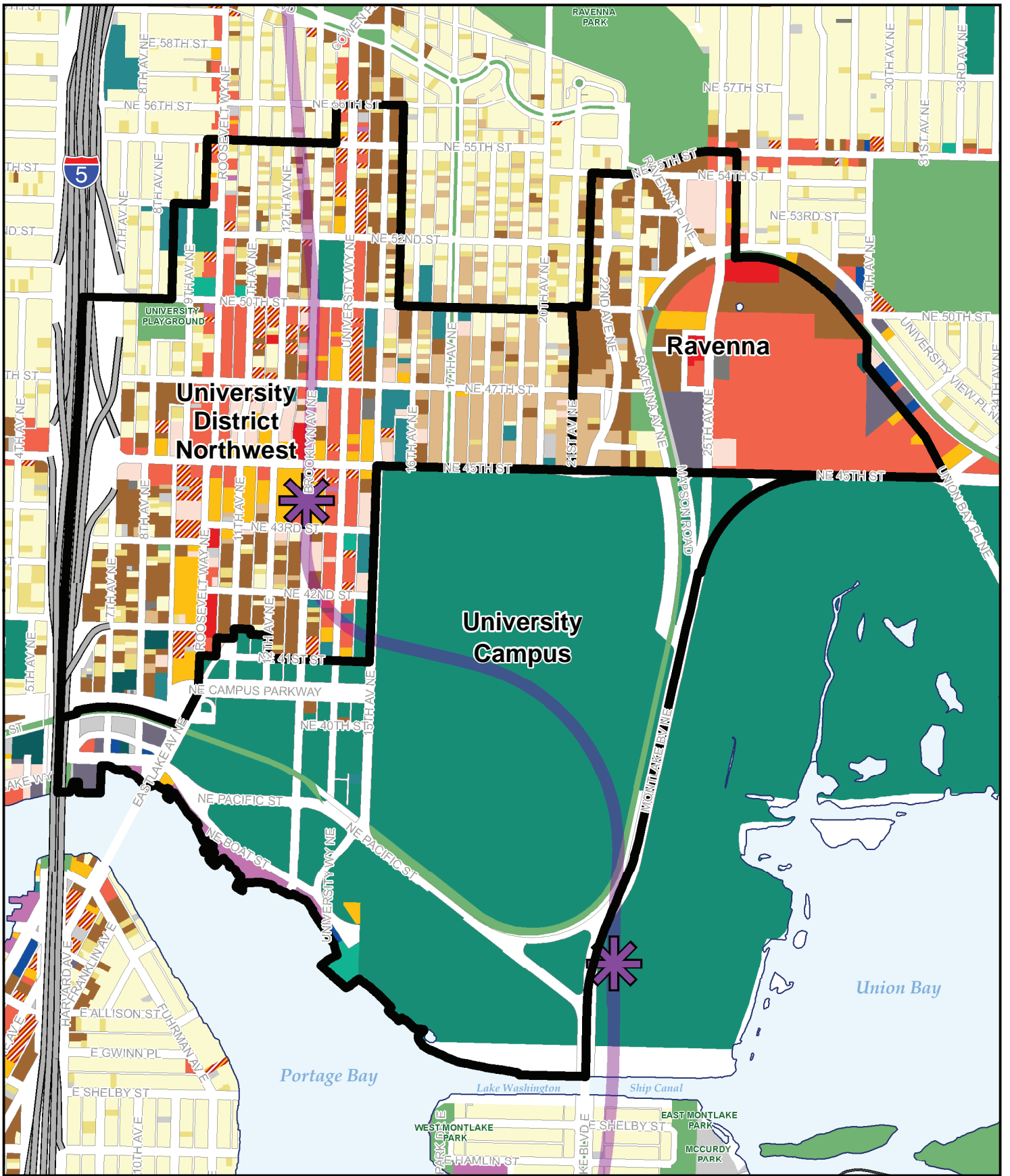
2007 Employment by Sector



University Campus

2007 Employment by Sector





University Community

Existing Land Use

Single Family	Retail/Service	Warehouse
Duplex/Triplex	Hotel/Motel	Transp/Util/Comm
Other Housing	Entertainment	Institutions
Multi-Family	Mixed Use	Public Facilities
Office	Parking	Schools
	Industrial	Open Space

Urban Village

Water Body
Easement
Vacant
Unknown
Urban Village

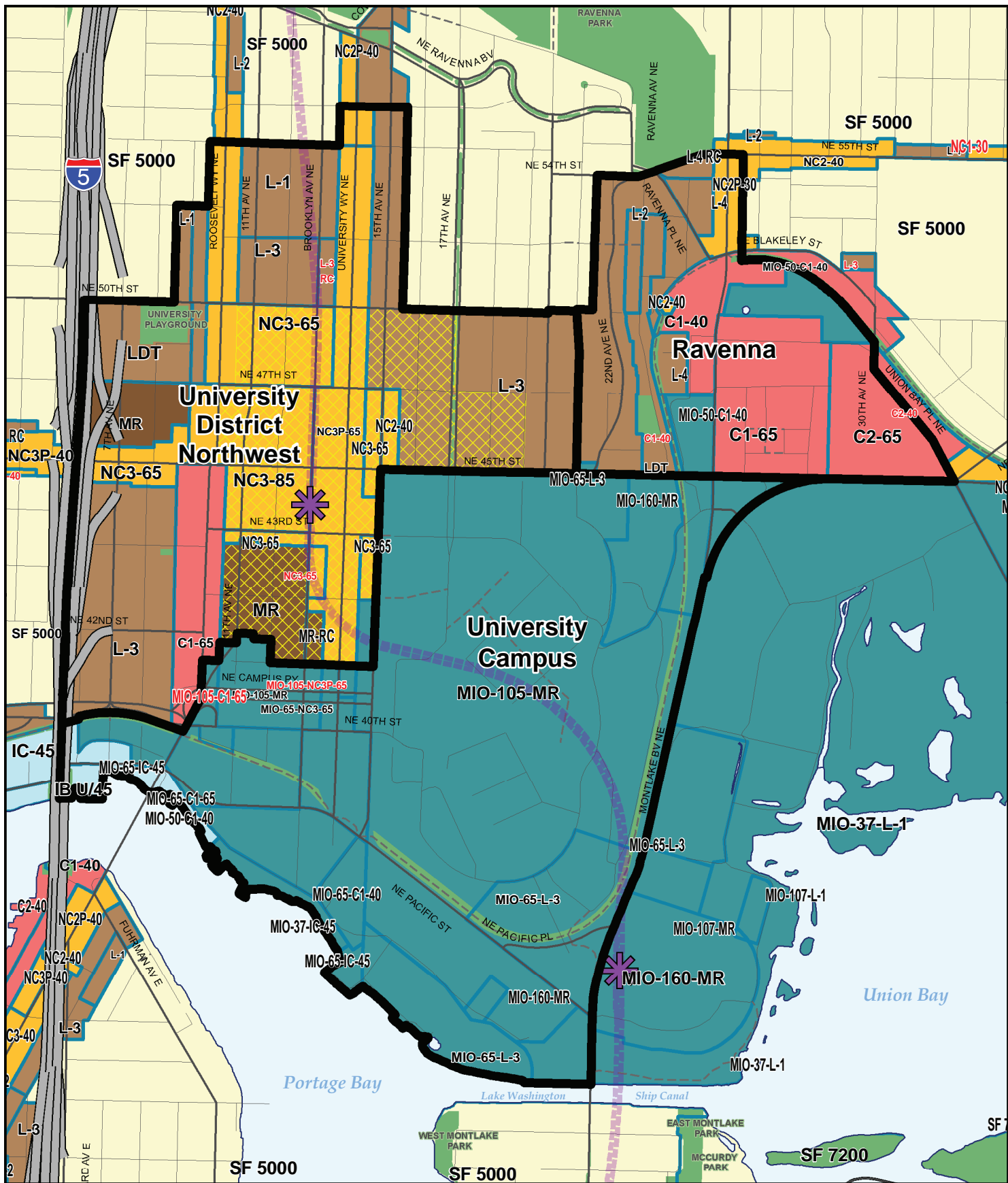
LINK Light Rail

Stations
At-Grade / Aerial
Tunnel

0 0.05 0.1 0.2 0.3 0.4
Miles



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University Community

Zoning Class

- Commercial
- Seattle Mixed
- Neighborhood Commercial
- High-Density Multi-Family
- Low-Rise Multi-Family

- Single Family
- Downtown
- ID/Pike Mrkt/Pioneer Sq
- Other Industrial
- General Industrial
- MIO

Station Area Overlay

- City Open Space
- Urban Village

LINK Light Rail

- Stations
- At-Grade / Aerial
- Tunnel



Miles
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UNIVERSITY COMMUNITY GROWTH & CAPACITY

Comprehensive Plan 2024 Growth Targets

University Community Source*: Comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/Ac.)
	758	6,850	9	2450	12	32,360	43	6140	51

* The University of Washington campus is part of the University Community Urban Center, but is not a distinct urban village. These numbers include jobs and housing on the University of Washington campus not reflected in the Ravenna and University District Northwest figures.

Ravenna Source: Comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/Ac.)
	123	1,400	11	450	15	1,960	16	500	20

University District Northwest Source: Comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/Ac.)
	287	5,230	18	2,000	25	6,170	21	2,640	31

Development Capacity as of 2007

Ravenna

Development Capacity	
Housing Units	1,345
Commercial S.F.	1,437,635
Jobs	4,792

University District Northwest

Development Capacity	
Housing Units	3,502
Commercial S.F.	1,454,807
Jobs	4,849

University Campus

Development Capacity	
Housing Units	-
Commercial S.F.	94,544
Jobs	210

Source: DPD capacity model

Residential Construction

Ravenna

Built Units (net)			
	Total	Permitted Units	
	2000-2008	New	Demo
Single Family/Duplex	2	1	1
Accessory Dwelling Units	0	0	
Multi-Family	146	8	
Mixed Use	-78	226	
Institution	0	0	
Industrial	0	0	
Total New	70	235	1

University District Northwest

Built Units (net)			
	Total	Permitted Units	
	2000-2008	New	Demo
Single Family/Duplex	24	17	20
Accessory Dwelling Units	0	0	
Multi-Family	101	94	6
Mixed Use	481	127	
Institution	0	0	
Industrial	0	0	
Total New	606	238	26

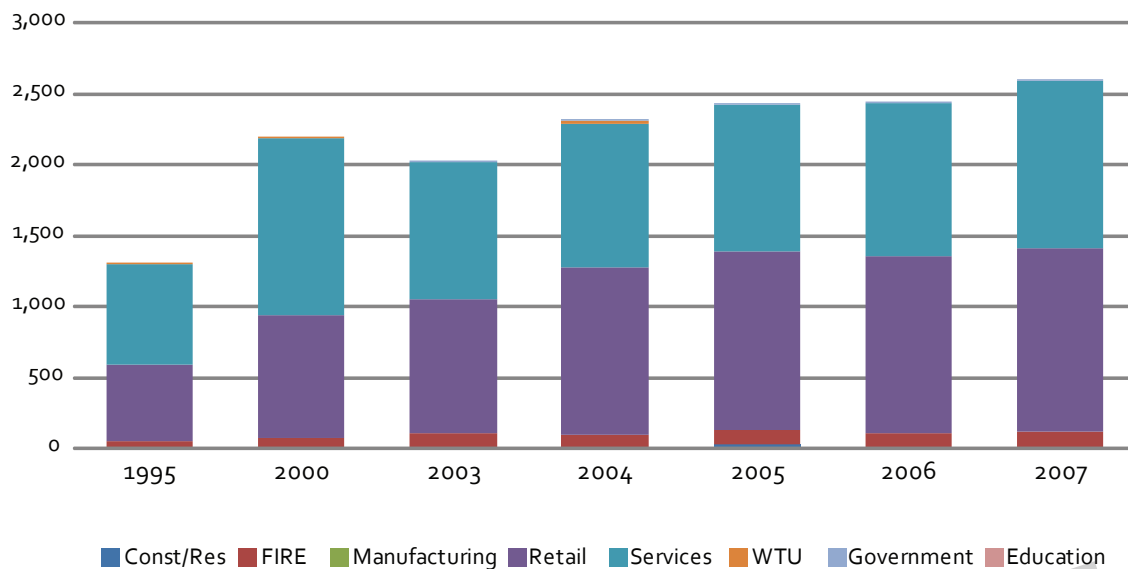
University Campus

Built Units (net)			
	Total	Permitted Units	
	2000-2008	New	Demo
Single Family/Duplex	-1	0	
Accessory Dwelling Units	0	0	
Multi-Family	0	0	
Mixed Use	-4	0	
Institution	-1	0	
Industrial	0	0	
Total New	-6	0	0

Source: DPD permit tracking

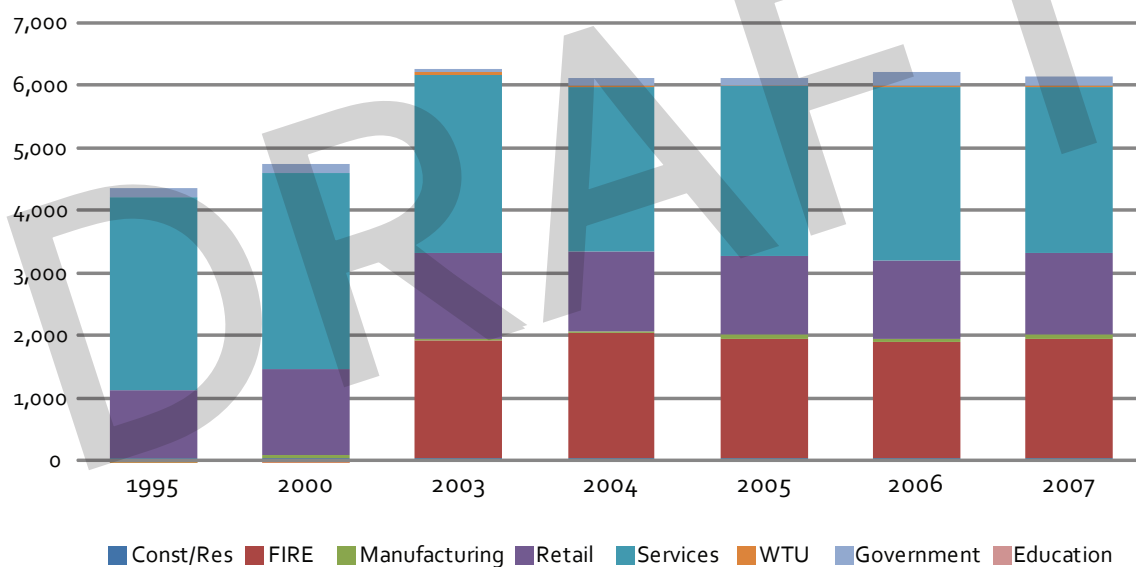
Ravenna

Employment by Sector



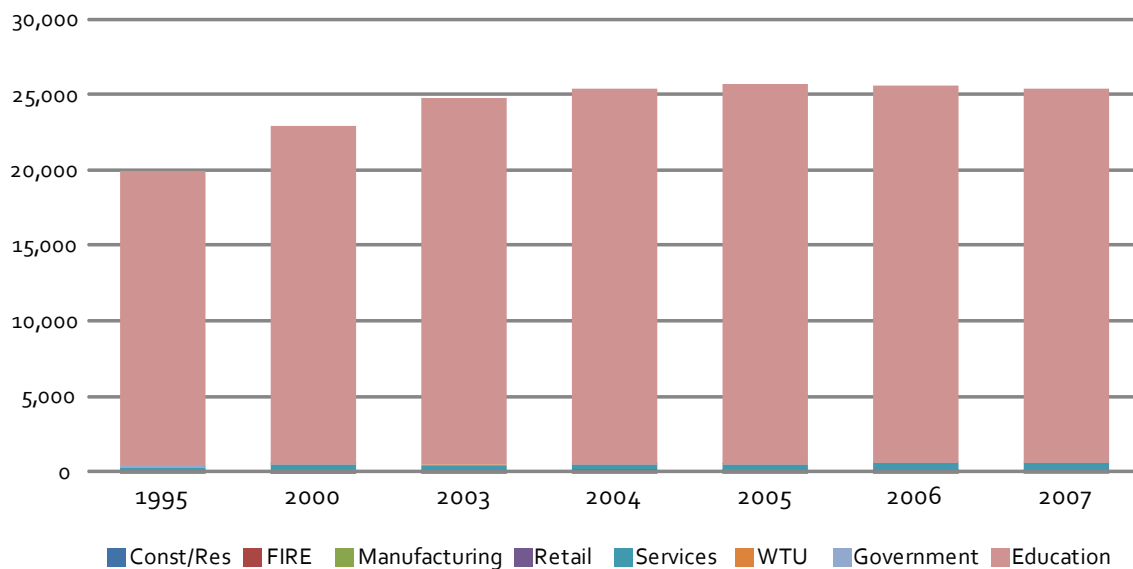
University District Northwest

Employment by Sector



University Campus

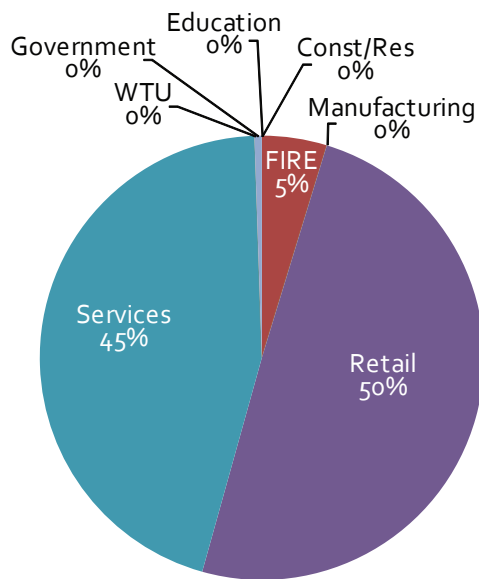
Employment by Sector



Source: PSRC Covered Employment Database, based on QCEW data from Washington State Employment Security Department.
Note: Government Education figures for 2000 to 2005 are being revised by PSRC.

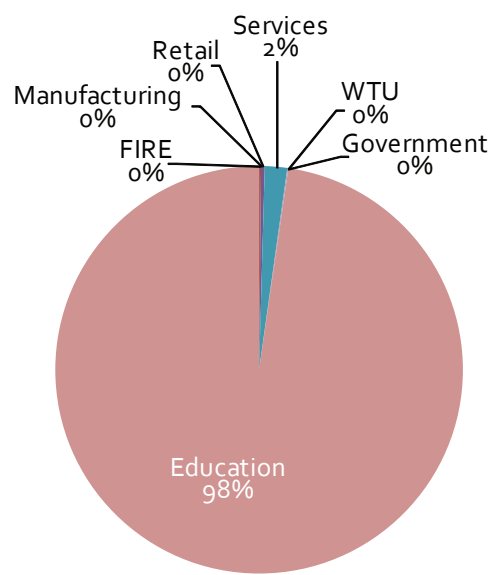
Ravenna

2007 Employment by Sector



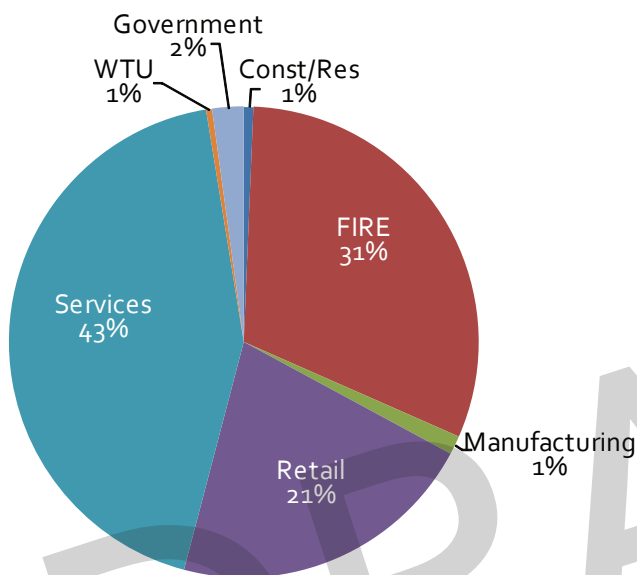
University Campus

2007 Employment by Sector



University District Northwest

2007 Employment by Sector



Source: PSRC Covered Employment Database, based on QCEW data from Washington State Employment Security Department.
Note: Government Education figures for 2000 to 2005 are being revised by PSRC.

Web Links:

- Office of Economic Development: <http://www.seattle.gov/EconomicDevelopment>
- Puget Sound Regional Council: <http://www.psrc.org>

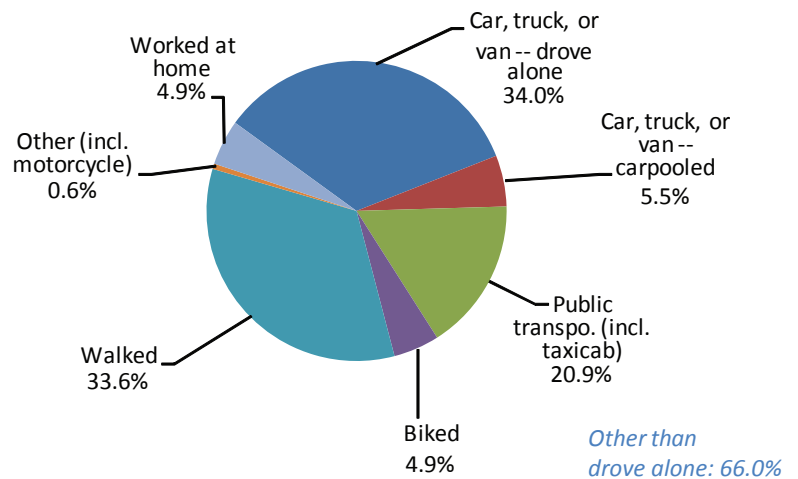
UNIVERSITY COMMUNITY TRANSPORTATION

Nice Picture Here

Ravenna

Means of Transportation to Work

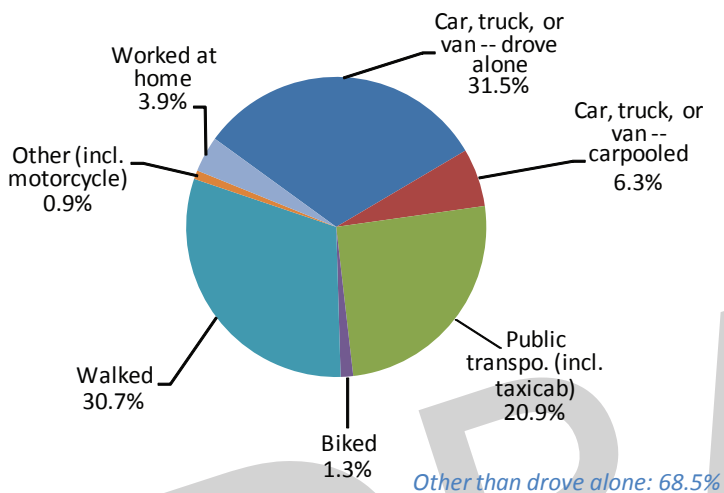
for workers 16 years and older



University District Northwest

Means of Transportation to Work

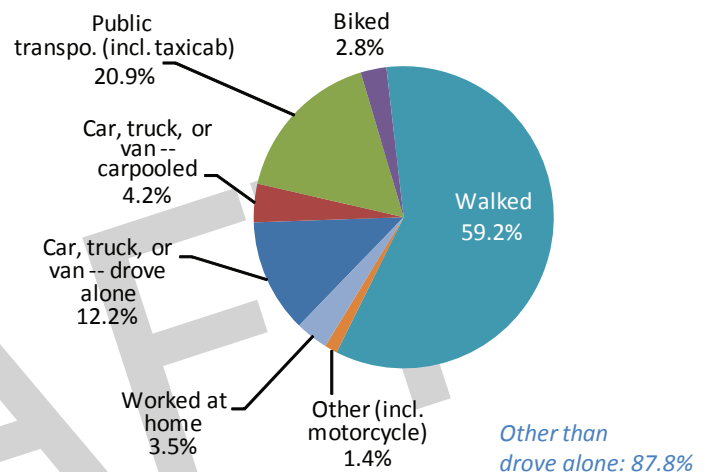
for workers 16 years and older



University Campus

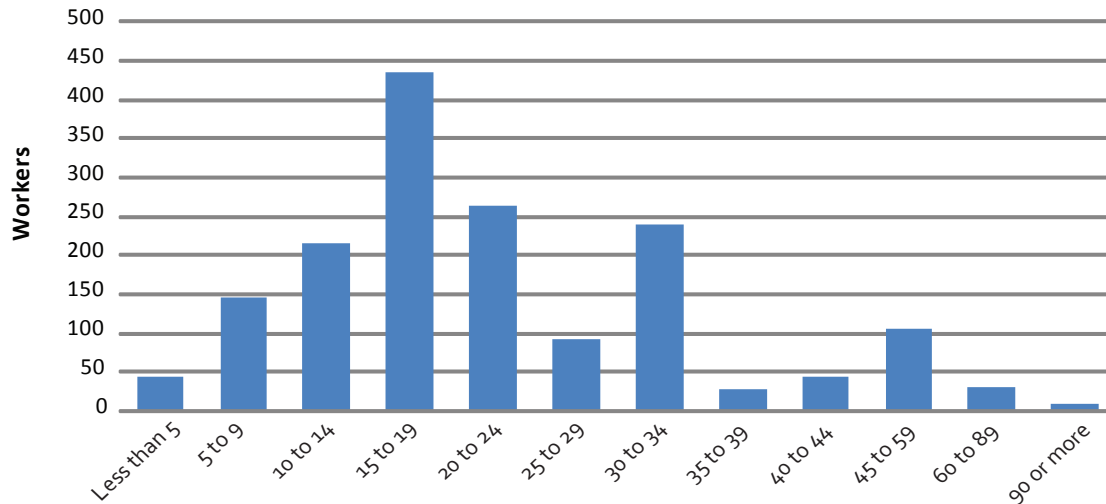
Means of Transportation to Work

for workers 16 years and older

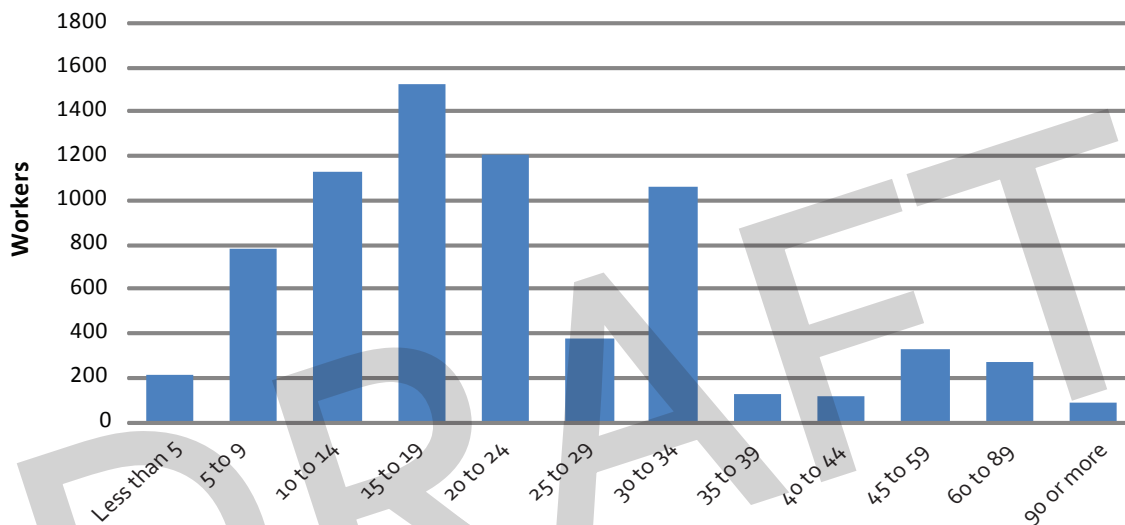


Source: 2000 Census, SF-3 block group estimates

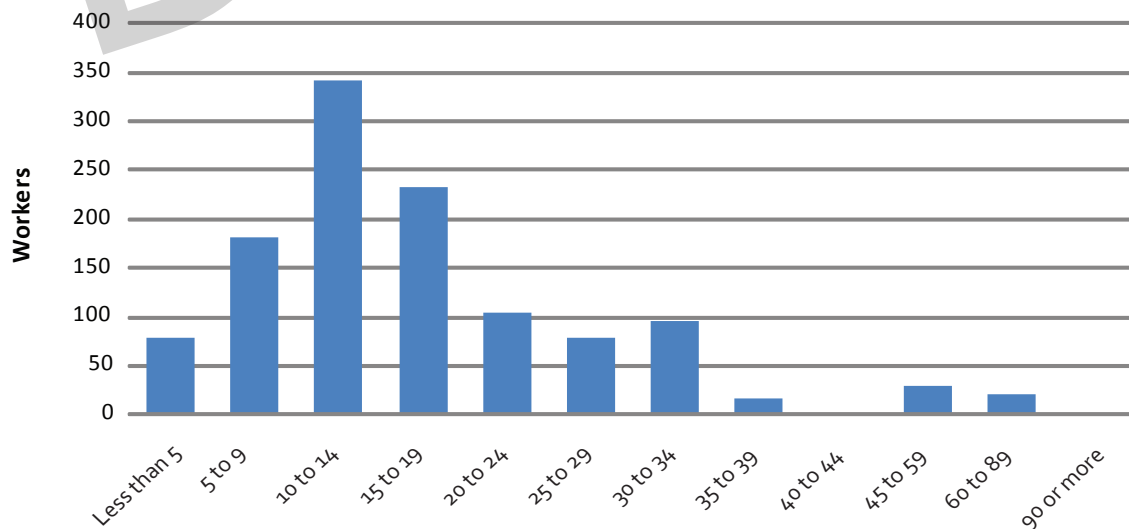
Ravenna
Travel Time to Work (in minutes)
for workers 16 years and older not working at home



University District Northwest
Travel Time to Work (in minutes)
for workers 16 years and older not working at home



University Campus
Travel Time to Work (in minutes)
for workers 16 years and older not working at home



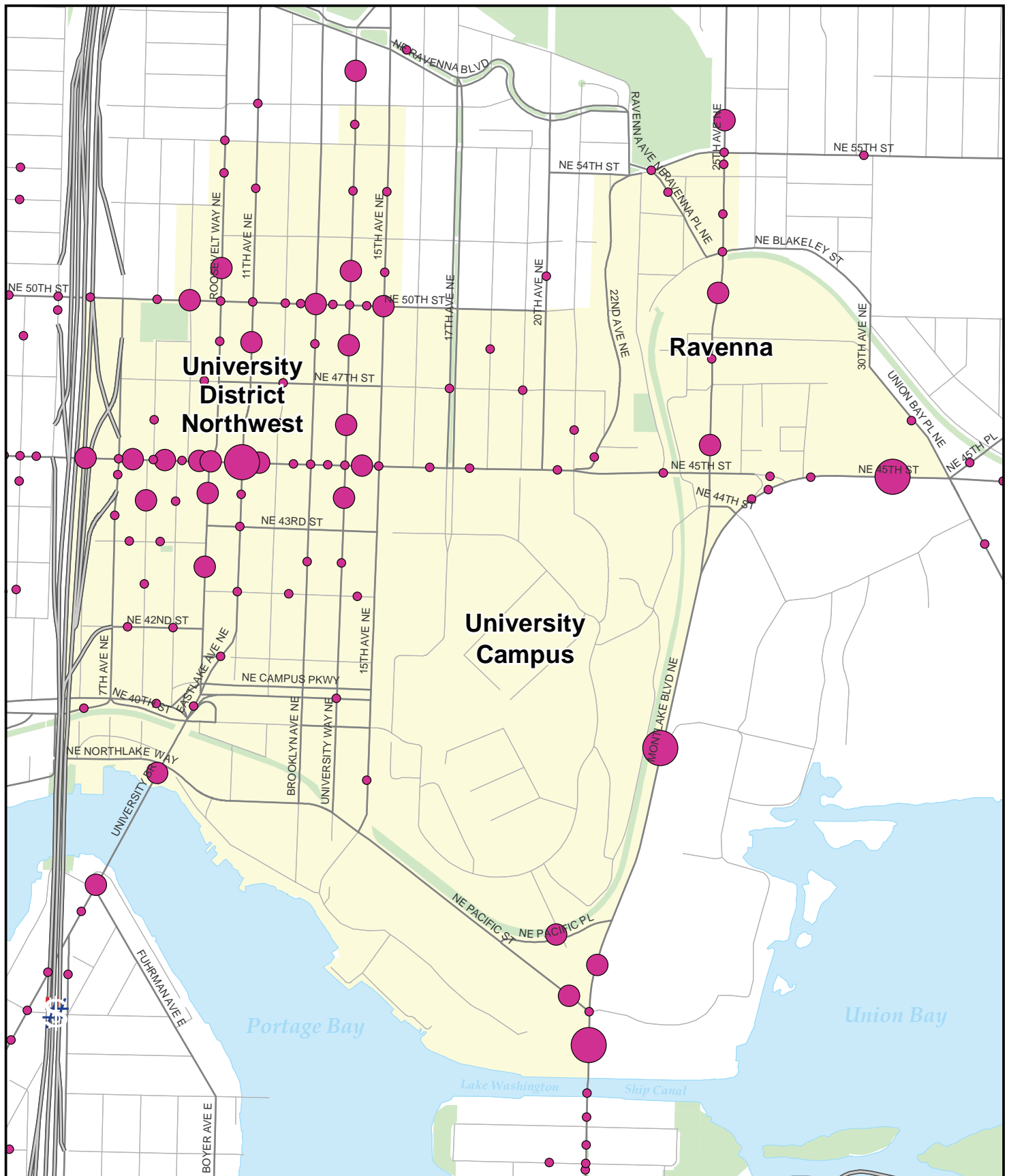
Source: 2000 Census (SF-3 block group estimates)

Related Plans

- **University Area Transportation Action Strategy** September, 2008
http://www.seattle.gov/transportation/university_actionstrategy.htm
The University Area Transportation Action Strategy serves as a blueprint for financing and prioritizing capital improvements in the University Area for the next 25 years.
- **Seattle Transportation Strategic Plan (TSP)** October 2005
<http://www.seattle.gov/transportation/tsphome.htm>
The Transportation Strategic Plan outlines specific strategies, projects and programs that implement the broader city-wide goals and policies for transportation in Seattle.
- **Seattle Transit Plan** September 2005
<http://www.seattle.gov/transportation/transitnetwork.htm>
The Seattle Transit Plan focuses on Seattle's regional high and intermediate capacity transit corridors as well as key transit passenger facilities. The purpose of the plan is to get Seattle moving and to support and direct economic growth to the urban villages. Sufficient and reliable transit service provides people with a real mobility choice.
- **SDOT Freight Mobility Action Plan** June 2005
<http://www.seattle.gov/transportation/freight.htm#plan>
The SDOT Freight Mobility Action Plan guides efforts to improve freight mobility.
- **SDOT Art Plan** April 2005
<http://www.seattle.gov/transportation/artplan.htm>
The SDOT Art Plan is focused as a plan of action, comprehensively detailing how Seattle can become a national leader in creating a more humane, layered, beautiful and relevant transportation system. Implementation of the plan will contribute significantly to a Seattle whose streets and sidewalks celebrate life, discovery, and creativity.
- **SDOT Bicycle Master Plan** January 2007
<http://www.seattle.gov/transportation/bikemaster.htm>
The SDOT Bicycle Master Plan defines a set of actions, to be completed within 10 years, to make Seattle the best community for bicycling in the United States. By increasing support for bicycling, the city will make its transportation system more environmentally, economically, and socially sustainable.
- **SDOT Pedestrian Master Plan** June 2009 (draft)
http://www.seattle.gov/transportation/ped_masterplan.htm
The SDOT Pedestrian Master Plan strives to make Seattle the most walkable city in the nation. Walking is the oldest, and most efficient, affordable, and environmentally-friendly form of transportation – its how transit riders eventually reach their destinations, neighbors meet each other, and begin to build strong communities.
- **Urban Mobility Plan** 2009
<http://www.seattle.gov/transportation/ump.htm>
The Urban Mobility Plan is an opportunity to ensure Seattle's Center City will continue to grow in size, economic vitality and accessibility because existing infrastructure is made more efficient, inviting, and accommodating. The Plan recognizes the importance of the effective movement of goods, facilitation of Port activities, and continued attraction of large and small business.

Web Links

- **Sound Transit:** <http://www.soundtransit.org>
- **Sound Transit North Link:** <http://www.soundtransit.org/Projects-and-Plans/Expanding-Link/North-Link.xml>



University Community

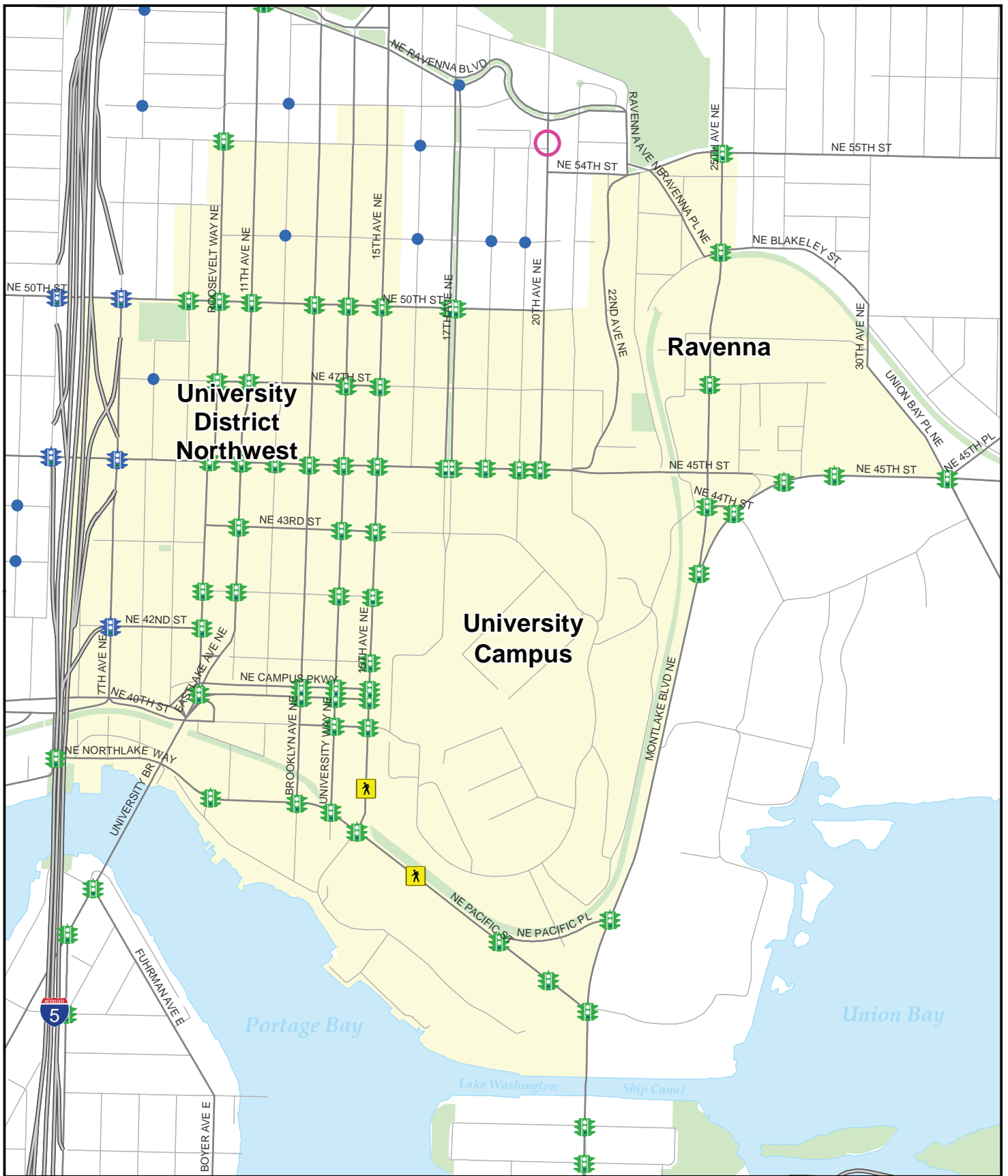
Car Collisions 2008



0 0.1 0.2 0.4 Miles



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Status_Reports_Car_Collisions.mxd



University Community

NSF Projects



2008



2009



Traffic Circle



SDOT Full Signal



SDOT Fire Signal



WSDOT Signal



Half Pedestrian Signal



Mid Block Crosswalk



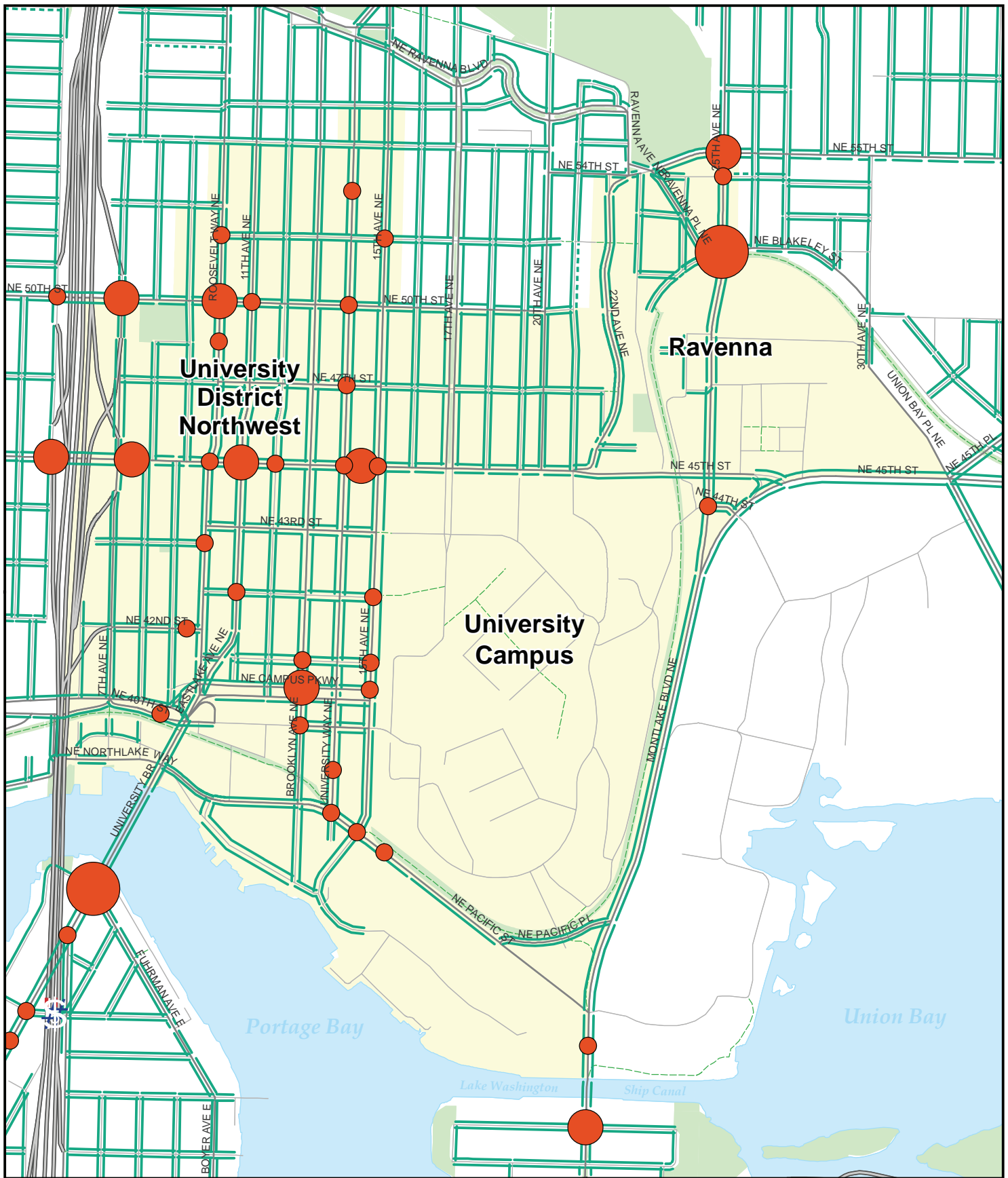
School Beacon

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\\Status_Reports_NSF_Projects.mxd

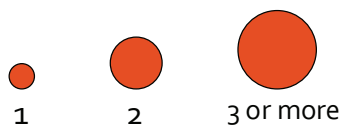


University Community

Sidewalks

- Concrete, Asphalt
- - - Brick, Stone, Paver
- Other
- - - Walkway

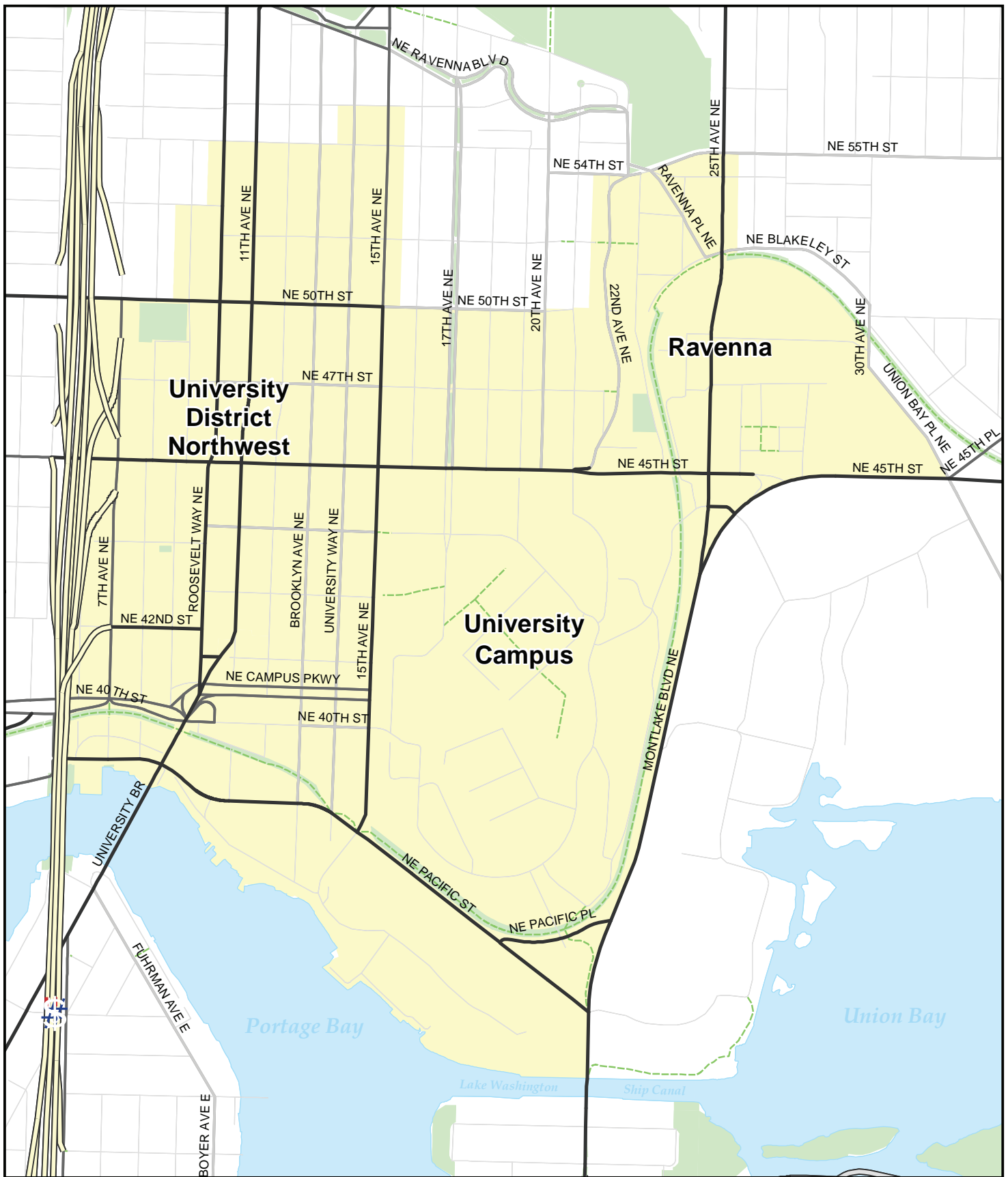
Pedestrian or Bicycle Collisions with Vehicles 2008



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Reports_Sidewalks_PedCollisions.mxd



University Community

- Urban Village
- Neighborhood Planning Area
- LINK Stations
- LINK Light Rail

Street Class

- Interstate Freeway
- State Highway
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Non-Arterial
- Walkway
- Railroad



0 0.1 0.2 0.4 Miles



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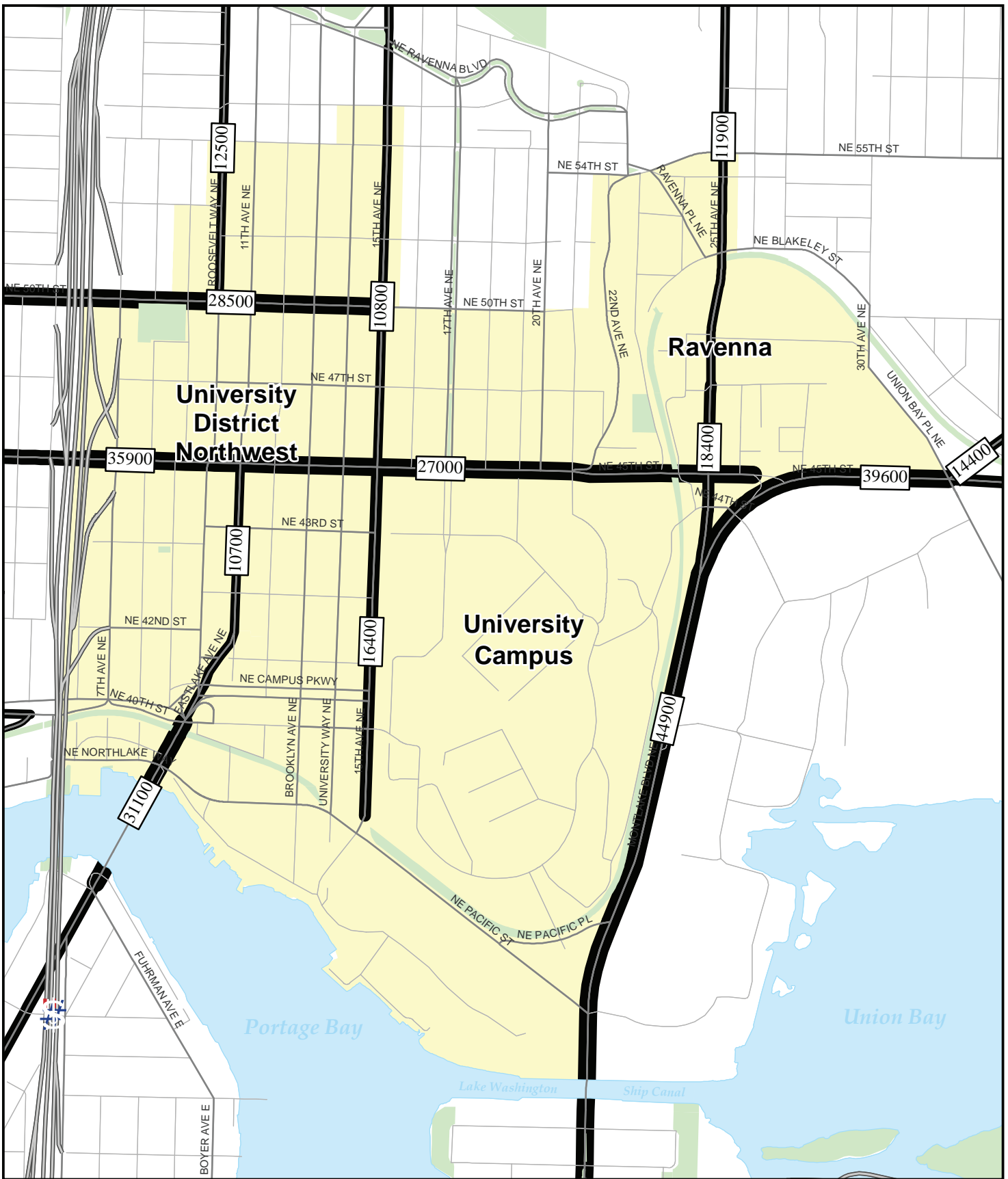


StreetType

-  Local Connector
-  Regional Connector
- Industrial Access Street

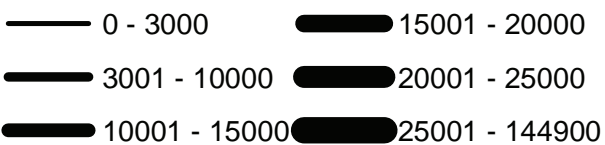


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University Community

Traffic Flow



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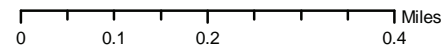


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University Community

Transit Routes

- 1 Urban Village Transit Network (15 Minute Headway)
- Other Bus Routes
- Bus Stop



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UNIVERSITY COMMUNITY CAPITAL FACILITIES & UTILITIES

Ravenna

Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Library	University Branch	5009 Roosevelt Way NE	8,140 sq.ft	
Library	Northeast Branch	6801 35th Ave. NE	7,042 sq. ft.	
P-Patch	Ravenna P-Patch	5200 Ravenna Ave. NE	14 Plots	

University District Northwest

Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Library	University Branch	5009 Roosevelt Way NE	8,140 sq.ft	
Library	University of Washington Library System	University of Washington	22.714 or .27 sq. ft./capita + .32 sq. ft./capita in city-wide facilities	

DRAFT

University Campus

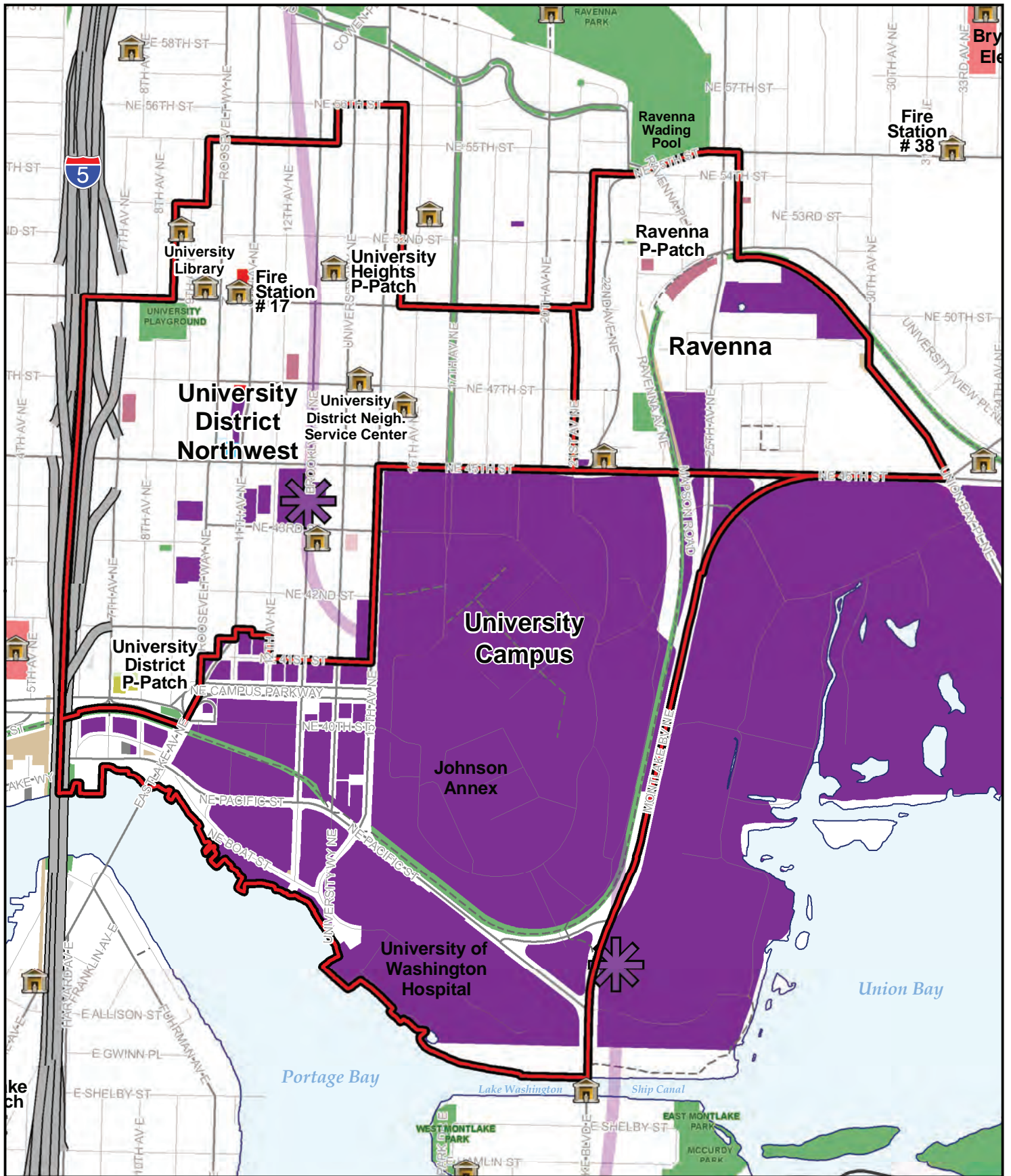
Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Fire Station	SFD 17	1050 NE 50th St.	EMS: 75% in 4 mins. Fire: 69% in 4 mins. Engine Co.	
Fire Station	SFD 38	5503 33rd Ave. NE	EMS: 77% in 4 mins. Fire: 72% in 4 mins. Engine Co., Ladder Co., Battalion	
Police Station	North Precinct	10049 College Way N	32.12 sq. mi. service area, facility capacity 16,779 sq. ft.	
Schools	All 10 Middle Schools			
Schools	All 11 High Schools			
P-Patch	University Heights	NE 50th St., & University Way NE	38 Plots	

Utilities

Seattle is a highly urbanized area with a fully developed infrastructure network throughout the City. New buildings can be constructed in Seattle, and be served by the existing network of streets, water and sewer lines, drainage facilities and electrical grid. Forecasted future needs for the City owned utilities: water, drainage and wastewater, City Light and solid waste are discussed in Appendix A to the Seattle Comprehensive Plan. The capital programs to meet these forecasted six-year needs are included in the City's most recently adopted Capital Improvement Program (CIP).

Web Links

- 2009-2014 Adopted Capital Improvement Program:
<http://www.seattle.gov/financedepartment/0914adoptedcip/default.htm>



University Community

City Property/Facilities

- Library
- Neighborhood Service Center
- Community Center/Recreational Facility
- Cultural/Entertainment Facility
- Human Services Facility

- Public Safety
- Utility Facilities/Property
- P-Patch
- Open Space/Parks
- City Office Space
- Other City-Owned Facilities
- Urban Village

Public Property

- Housing Authority
- Port of Seattle
- Public Facilities District
- Sound Transit
- Seattle School District

Link Stations At-Grade / Aerial Tunnel

- Community College
- University of Washington
- King County
- WA State
- Federal
- Neighborhood Plan Area
- Landmark



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UNIVERSITY COMMUNITY PARKS & RECREATION

Parks & Recreation Inventory 2009 (within planning area)

Name	Address	Acreage	Community Center	Children's Play Area	Play Fields	Pools & Wading Pools	Tennis Courts	Trails/Paths	Other Facilities
University	Alaskan Way	2.2							
**Burke-Gilman Trail	8th Ave NW to NE 145th	72.6						X	
Christie Park	NE 43rd St/9th Ave NE	0.1							X
North Passage Point Park	600 NE Northlake Way	0.8							X
*Ravenna Park	5520 Ravenna Ave NE	49.9		X	X	X	X	X	X
Ravenna Woods	4633 Ravenna Ave. NE	0							
**17th Avenue Centerstrip									
University Playfield	9th Ave NE/NE 50th St	2.7		X	X	X	X		

* Park is adjacent to Planning boundary

** Portions of the Park are within the Planning boundary

Related Plans & Websites

- Strategic Action Plan, September, 2008 <http://seattle.gov/parks/Publications/ParksActionPlan.htm>
The Strategic Action Plan establishes a vision and guides decisions over the next five years. Public and staff participation were an integral part of this process to ensure the Plan reflects the needs of the Seattle community.
- Parks and Green Spaces Levy: <http://www.seattle.gov/parks/levy/default.htm>
- Parks Citywide Planning Documents: <http://seattle.gov/parks/projects/docs.htm>
- Parks Open Spaces GAP Report 2006 Update <http://seattle.gov/parks/publications/GapReport.htm>
- Parks Viewpoints Vegetation Management <http://seattle.gov/parks/Horticulture/VMP/Viewpoints.htm>

Community Investments

New Usable Open Space since 2001

- **Northlake Park (formerly 7th Ave. Street End)** – The Pro Parks Levy provided \$204,304 project costs of planning, design and construction. The University Neighborhood Plan encourages more open space and asked the city to “create a small park at 7th Ave NE street end at Lake Union, perhaps with environmental restoration, hand-held boat launch, and a small seating area.”
- **Ravenna Creek Daylighting (Cowen Park)*** – The Pro Parks Levy provided \$267,000 project costs of planning, design and construction. The Ravenna Daylighting project includes work on two segments of the creek (one in Ravenna Park, and one in Cowen Park). Within Cowen Park the project recreates a streambed feature in the filled ravine. While the source waters of Greenlake are no longer connected to the watershed, there is a possibility of picking up subsurface seepage.
- **Ravenna Creek Daylighting (Ravenna Park)*** - The Pro Parks Levy provided \$185,000 planning and design and \$1,700,000 construction and art work (King County). This project included excavation of 650 lineal feet of new creek channel and enhancing a total of 850 lineal feet of the Ravenna Creek channel. Other project work elements included clearing and grading the site, installing new pathways, stairs, railings and a pedestrian bridge, installing artwork, restoring the stream corridor, revegetation with native plants, and seeding.
- **University Heights Open Space** – The Pro Parks Levy provided \$206,200 project costs of planning, design and construction. To create a community open space on the south side of University Heights.
- **University Burke-Gilman Trail Improvements** – The project to restore the Peace Park and make a connection to the Cheshiahud Loop is complete.

Ravenna Urban Center Village:

Distribution-based Goal: 10,000 square feet within 1/8 mile of all village locations

While Ravenna Park provides a significant park amenity within an eighth of a mile of locations at the north end of the Ravenna Urban Center Village, most of the rest of the village is not served by Village Open Space. While the University of Washington Campus is not counted as Usable Open Space, the campus is adjacent to the Ravenna urban village and is accessible to the public.

Population-based Goals: 1 acre Village Open Space per 1,000 households

Usable Open Space needed to meet 2004 Open Space Household Goal 1.4 acres

Usable Open Space needed to meet 2024 Open Space Household Goal 1.85 acres

Existing Usable Open Space within Urban Village Boundary 0 acres

Existing Usable Open Space adjacent to Urban Village Boundary 49.93 acres

Population-based goal result Goals met

University District Northwest Urban Center Village:

Distribution-based Goal: 10,000 square feet within 1/8 mile of all village locations

Although the University Playground, Cowen Park and North Passage Point Park provide Village Open Space to University Urban Center Village residents, most locations in the northern, eastern and southern parts of the urban village are farther than 1/8 mile from Usable Open Space. Seattle Parks has some funding for an acquisition that is intended to help alleviate these open space gaps in the University urban village. Parks also has funding to help develop open space on a portion of the old University Heights School, though the project site may not meet the 10,000 square foot threshold for Usable Open Space. As with the Ravenna Urban Center Village it should be noted that, while not counted as Usable Open Space, the University of Washington campus is accessible to the public and immediately adjacent to the University Urban Center Village.

Population-based Goals: 1 acre Village Open Space per 1,000 households

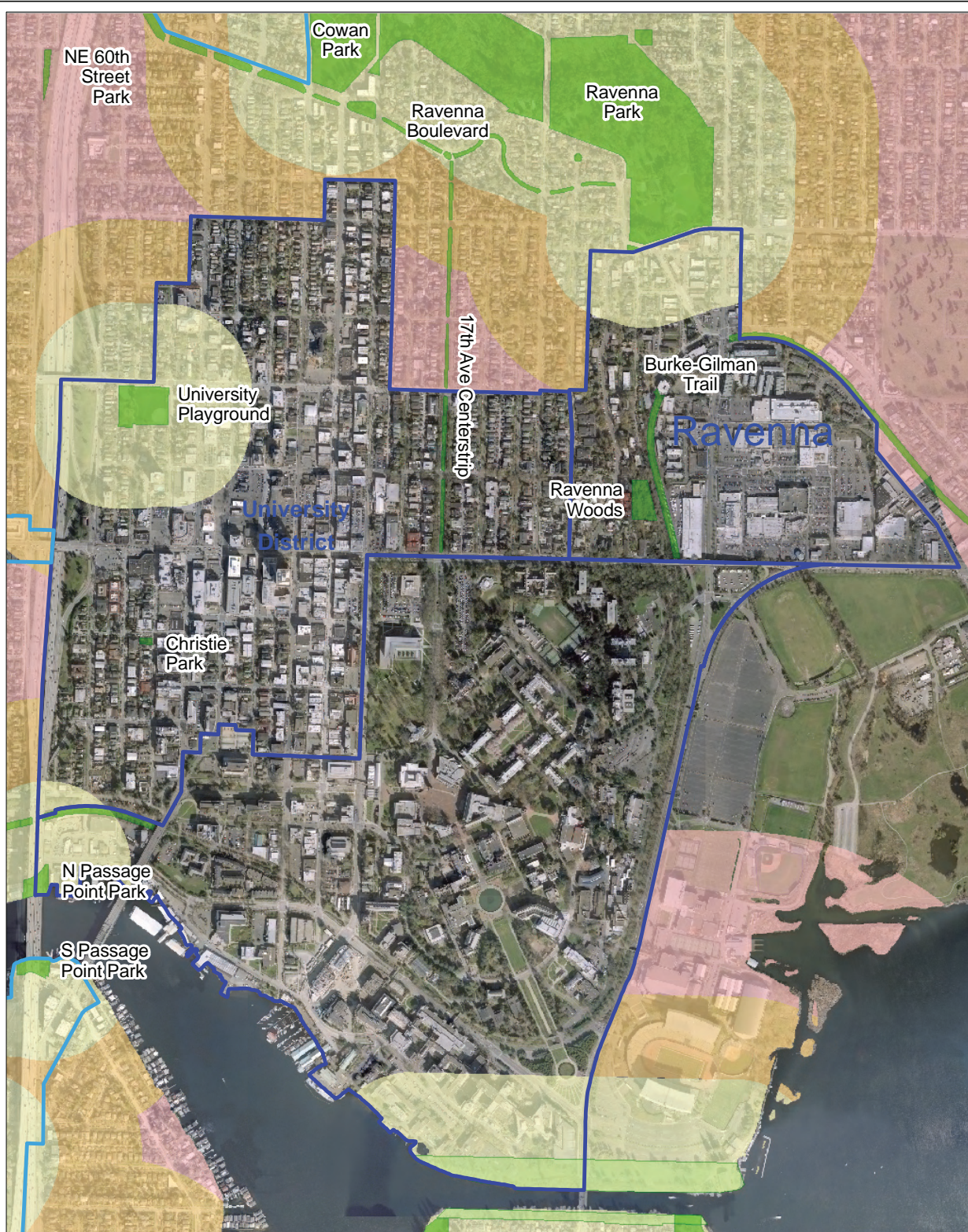
Usable Open Space needed to meet 2004 Open Space Household Goal 5.23 acres

Usable Open Space needed to meet 2024 Open Space Household Goal 7.23 acres

Existing Usable Open Space within Urban Village Boundary 2.75 acres

Existing Usable Open Space within and abutting Urban Village Boundary 2.75 acres

Population-based goal result Goals not met

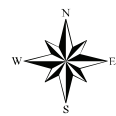


Gaps in Usable Open Space - University

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No warranties of any sort, including accuracy, fitness or merchantability accompany this product.

Map date: June 8, 2009
Source:
Port of Seattle, Army Corps of Engineers,
and City of Seattle GIS data.



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Feet

LEGEND

- City of Seattle Parks
- Non-City Park/Open Space
- Residential Urban Villages
- Urban Center Villages & Hub Urban Villages

Service Area Criteria for Usable Open Space (UOS)

■ 1/8 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Urban Centers and Hub Urban Villages accessible within 1/8 mile

■ 1/4 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Residential Urban Villages, depending on population density, accessible within 1/8 to 1/4 mile

■ 1/2 Mile Service Area of Usable Open Space over 1/2 Acre
- UOS of 1/2 Acre or more for Single Family areas accessible within 1/2 mile

UNIVERSITY COMMUNITY HOUSING

Market Rents

The Dupre and Scott data shown below is from the Spring 2009 survey. This data is collected for 14 geographic areas in Seattle. In some cases these areas are very similar to the urban village/center areas but not in others. The Spring data is shown along with 5 year history.

University-(University D+S area)

	All Unit Types	Studio	One Bedroom	Two Br / 1 Bath
All unit age	\$1,036	\$785	\$985	\$1,141
2000 and newer	\$1,362	\$1,078	\$1,307	\$1,688
City-wide	\$1,115	\$876	\$1,057	\$1,171

5 year history of average rents, all types

2005	2006	2007	2008	2009
\$760	\$821	\$882	\$972	\$1,036

Home Sales

The MLS data presented below represents data from sales that occurred between January 1 and March 30, 2009. The MLS data is provided split into eight geographic areas throughout Seattle. In all cases multiple urban villages/center areas lie within a MLS area.

2009 MLS Data-(North Seattle MLS area)

	SF Units	SF Median	Condo Units	Condo Median
Neighborhood	152	\$410,000	25	\$210,000
City-wide	765	\$402,075	332	\$305,725

Related Plans

- **City of Seattle 2002 Housing Levy Administrative & Financial Plan, Program years 2007-2009**
<http://seattle.gov/housing/development/2007-2009A&FPlan.pdf>
Covers all Levy programs every two years beginning in 2003, and includes information on Levy administration and the funding plan for the 2002 Housing Levy by program area.
- **Housing Element from Seattle's 2009-2012 Consolidated Plan for Housing & Community Development, October 2008**
<http://seattle.gov/housing/planning/HousingElement.htm>
Summarizes the three important community planning efforts that guide Seattle's work on housing issues, City of Seattle funding expected to be available in 2009 to implement key affordable housing strategies, and City program activities that address various income segments. A matrix outline of housing strategies is also included.

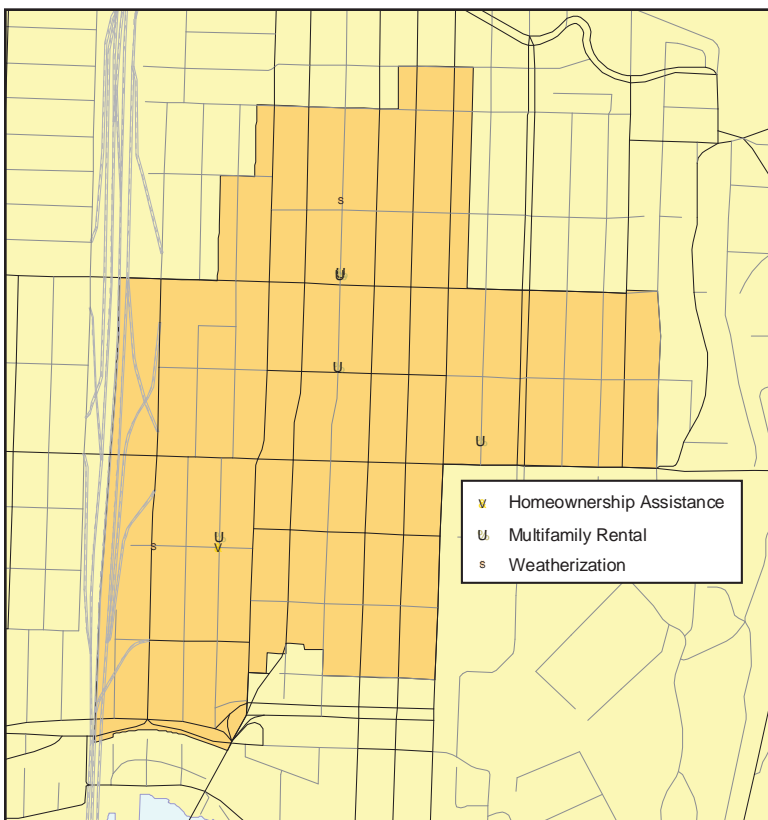
Web Resources

- Office of Housing <http://www.seattle.gov/housing>
- Seattle Housing Authority <http://www.seattle.gov/housing>

University Community Subsidized Affordable Housing Units

The map below shows affordable housing assistance provided by City programs:

- Multifamily rental housing
- Homebuyer assistance (buyers assisted since 1/1/03)
- Weatherization assistance (projects assisted since 1/1/03)
- Home repair loans (projects assisted since 1/1/03)



Homeownership Assistance	Multifamily Rental	Weatherization
1 unit	5 locations / 100 units	2 locations / 2 units